

ATXI has been unsuccessful in obtaining an easement from Priscilla Rhoads. Ms. Rhoads owns one parcel at issue, located along the Kansas to Sugar Creek segment of the Project in Edgar County, Illinois. This parcel is internally designated as A_ILRP_KS_ED_129_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Ms. Rhoads or individuals negotiating on her behalf on at least 79 occasions, including 51 emails, 4 letters, 7 in-person meetings, 13 phone calls, and 4 voicemails.

ATXI began attempts to contact Ms. Rhoads in July of 2013. Discussions at that time focused primarily on survey activities. During those initial contacts Ms. Rhoads indicated that her grandson, August Griffin, was an attorney and would be negotiating on her behalf. The land agent assigned to the tract contacted Mr. Griffin on July 16, 2013. During that conversation, Mr. Griffin indicated that he opposed the Project and would not be granting survey permission. On November 1, 2013, after several additional attempts to set up a meeting to discuss the Project with him or Ms. Rhoads, Mr. Griffin told the land agent that Ms. Rhoads would not meet to discuss the Project or ATXI's offer. Regardless, ATXI persisted in its efforts to engage Mr. Griffin in discussions. During an in-person contact on February 21, 2014, Mr. Griffin indicated that he would be reaching out to the land agent to set a date and time for a meeting to discuss the situation. Despite several additional follow-up attempts, that meeting never occurred. Around April 21, 2014, the land agent received a call from Mr. Griffin indicating that Ms. Rhoads would be represented by Mr. Smith going forward.

On August 12, 2015, ATXI received a letter of representation from Mr. Craig Smith. Please see Section VI of my direct testimony (ATXI Exhibit 2.0) for a discussion of the negotiations with landowners represented by Mr. Smith. As discussed there, negotiations have not progressed since Mr. Smith was hired, and despite his commitment to provide ATXI with

documentation supportive of additional compensation and easement language changes, Mr. Smith has yet to provide any documentation, counteroffer or easement language edits.

In sum, ATXI is uncertain what issues Ms. Rhoads may have with the easement agreement or with ATXI's offer of compensation. Negotiations are at a standstill and a voluntary agreement in a timeframe supportive of this line segment's in-service date is unlikely. ATXI therefore requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 11/21/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☐
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter ☐
 - b. Does landowner have any questions regarding letter: ☐

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project ☒
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) C. KIBEL C. Kibel ☒

EXHIBIT "A"

A 2.807 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 11 WEST OF THE 2ND PRINCIPAL MERIDIAN, EDGAR COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PRISCILLA RHOADS, RECORDED IN BOOK 203, PAGE 548 OF THE DEED RECORDS OF EDGAR COUNTY, ILLINOIS (D.R.E.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A RED CAP STAMPED "PLS 2845 KNIGHT & ASSOCIATES" FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1029357.43, E:1180350.22;

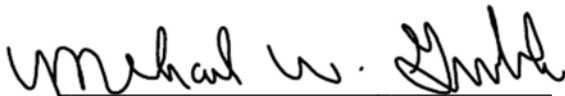
THENCE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, A DISTANCE OF 1,629.98 FEET TO THE NORTH COMMON CORNER OF SAID RHOADS TRACT AND A TRACT OF LAND DESCRIBED IN DEEDS TO JULIE A SOLIDAY AND CAROL LOUISE WINEMILLER, RECORDED IN DOCUMENT NO. 03-0000693 AND DOCUMENT NO. 04-0000221, D.R.E.C.I., FROM WHICH AN 8-INCH POST FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS SOUTH 89 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 990.18 FEET;

THENCE SOUTH 01 DEGREES 20 MINUTES 01 SECONDS EAST, ALONG THE COMMON LINE OF SAID RHOADS TRACT AND SAID SOLIDAY TRACT, A DISTANCE OF 75.03 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 45 MINUTES 45 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 1,631.13 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

THENCE NORTH 00 DEGREES 27 MINUTES 11 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 75.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 122,292 SQUARE FEET OR 2.807 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 07/28/2015



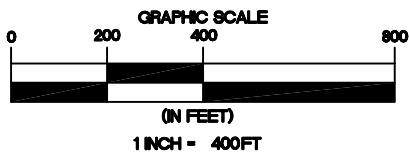


EXHIBIT "A"

ATXI Exhibit 2.3 Part Y
Page 5 of 6



TRACT III
NORMAN P. YELEY,
NANCY J. LANCASTER,
NAOMI JOAN STRAW,
ELLA L. BENNETT,
HAZEL E. SHOAF,
AND BETSY L. SEIDEL
DOCUMENT NO. 200900001131
DOCUMENT NO. 200900002084
D.R.E.C.I.
A_ILRP_KS_ED_123
A_ILRP_KS_ED_124

BRENT C. BISHOP AND BROOKE H. BISHOP,
HUSBAND AND WIFE
DOCUMENT NO. 200700002975
D.R.E.C.I.
A_ILRP_KS_ED_130

ROBERT A. HEWITT AND
SHELIA D. HEWITT
BOOK 236, PAGE 34
D.R.E.C.I.
A_ILRP_KS_ED_131

P.O.B.
GRID COORDINATES
N:1029357.43
E:1180350.22

SECTION LINE

S89°45'45"E 990.18'

P.O.R.—8" POST FOUND
NE COR NE 1/4 SEC 16

L4

L1

L2

L3

PRISCILLA RHOADS
BOOK 203, PAGE 548
D.R.E.C.I.
A_ILRP_KS_ED_129

PROPOSED 75'
WIDE EASEMENT
2.807 ACRES
(122,292 S.F.)

JULIE A. SOLIDAY AND
CAROL LOUISE WINEMILLER
DOCUMENT NO. 03-0000693
DOCUMENT NO. 04-0000221
D.R.E.C.I.
A_ILRP_KS_ED_132

TRACT III
NORMAN P. YELEY,
NANCY J. LANCASTER,
NAOMI JOAN STRAW,
ELLA L. BENNETT,
HAZEL E. SHOAF,
AND BETSY L. SEIDEL
DOCUMENT NO. 200900001131
DOCUMENT NO. 200900002084
D.R.E.C.I.
A_ILRP_KS_ED_128

N 1750TH STREET

SECTION 16
TOWNSHIP 12N
RANGE 11W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°45'45"E	1629.98'
L2	S01°20'01"E	75.03'
L3	N89°45'45"W	1631.13'
L4	N00°27'11"W	75.01'

LEGEND

D.R.E.C.I. DEED RECORDS
EDGAR COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE

● 5/8-INCH IRON ROD WITH A
RED CAP STAMPED "PLS 2845
KNIGHT & ASSOCIATES" FOUND
CALCULATED POINT

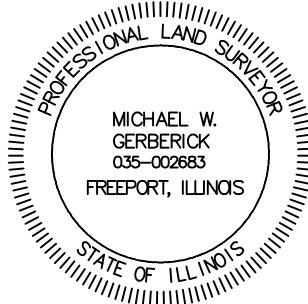
△ SECTION LINE

— — — — — SUBJECT PROPERTY LINE

— — — — — PROPERTY LINE

— — — — — PROPOSED EASEMENT CENTERLINE

— — — — — PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

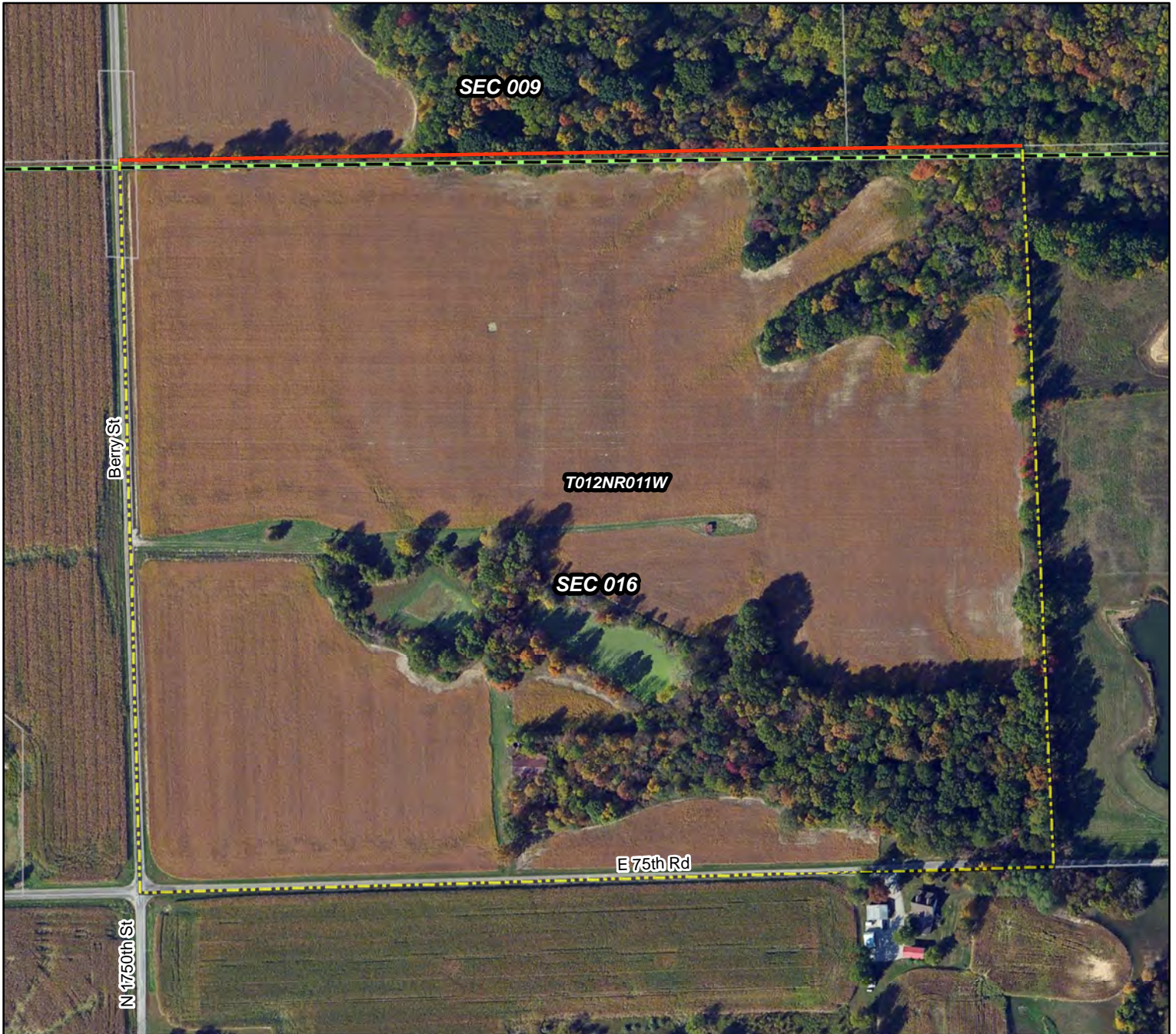
SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 07/28/2015
SCALE: 1"=400'
TRACT ID: A_ILRP_KS_ED_129
DRAWN BY: JDM



150' TRANSMISSION
LINE EASEMENT
SUGAR CREEK TO KANSAS
SECTION 16, TOWNSHIP 12 NORTH, RANGE 11 WEST
OF THE 2ND PRINCIPAL MERIDIAN
EDGAR COUNTY, ILLINOIS

Tax Id: 04-24-16-200-001

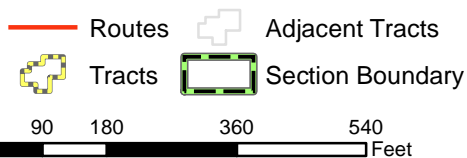


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Priscilla Rhoads

Tract No.:A_ILRP_KS_ED_129

Date: 11/17/2015